



## 2 Claremont Street

, Wakefield, WF1 5HN

Auction Guide £70,000



Nestled in the heart of Wakefield on Claremont Street, this charming property presents an excellent opportunity for investors. The residence features a welcoming reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample space for comfortable living, making it ideal for small families or professionals seeking a cosy home.

The property includes a modern bathroom, ensuring convenience and functionality for daily routines. Currently, the property is being sold at auction with a tenant in situ, providing an immediate income stream of £665 per calendar month. This arrangement is particularly advantageous for those looking to invest in the rental market without the hassle of finding tenants.

Situated in a vibrant area of Wakefield, residents will benefit from easy access to local amenities, including shops, schools, and public transport links, enhancing the overall appeal of this property. Whether you are looking to expand your property portfolio or seeking a new home, this offering on Claremont Street is not to be missed.



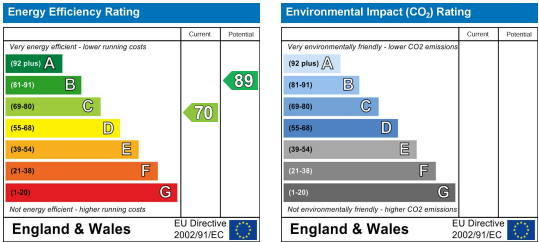
Area Map



Floor Plans



Energy Efficiency Graph



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